

UNAPPROVED MINUTES
CITY OF MILPITAS

RA3

Minutes: Regular Meeting of Milpitas Redevelopment Agency (Including
Joint Meeting with City Council)
Date of Meeting: March 18, 2003
Time of Meeting: 7:57 p.m.
Place of Meeting: Council Chambers, City Hall

**RA1.
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 7:57 p.m.

**RA2.
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Dixon, and Agency/Councilmembers Gomez, Livengood, and Polanski.

**RA3.
MINUTES**

MOTION to approve the Redevelopment Agency minutes of March 4, 2003, including joint meeting with the City Council, as submitted.

M/S: Dixon, Polanski.

Ayes: 5

**RA4.
AGENDA**

MOTION to approve the agenda as submitted.

M/S: Dixon, Polanski.

Ayes: 5

**RA5.
CIVIC CENTER UPDATE**

Redevelopment Projects Manager Greg Armendariz reported two purchase orders were being recommended for approval for a total cost of \$9,185; one was for sandblasting granite feature strips on the exterior plazas to reduce a potential slip hazard and the other was for raising a hydrant valve near the Veterans' Memorial. Mr. Armendariz briefly reviewed the project budget and expenses reporting that after tonight's purchase orders, \$255,937 would remain in the project contingency.

Mr. Armendariz further reported that at the last Council meeting, staff presented an option to complete the tenant improvements for the fourth floor due to the funding advantage of using Redevelopment funding; upon closeout of the remaining construction contracts, Redevelopment funding would no longer be available for the City Hall building and General Fund monies would have to be used. Mr. Armendariz reviewed the proposal to complete the fourth floor and provide workspaces similar to other floors including a reception area similar to the third floor, one large conference room with technology, 17 work stations, storage room, and four offices, and other similar amenities and finishes. Mr. Armendariz described the proposed layout of alternative 2 presented at the last meeting.

Councilmember Livengood inquired if the proposed four offices were larger than the current Council offices and did they have a view out onto the plaza or the street. Mr. Armendariz responded they would be larger by a couple of feet with a wall of glass to see out into the open area and a view of the hills. Councilmember Livengood expressed concern that the Council offices did not have a view and were smaller than the offices given to other staff and while he didn't use his office at City Hall, he knew some Councilmembers did and thought if more offices were going to be built, it was an opportunity to provide the Council with offices similar to and with the same amenities as other City staff. Vice Mayor Dixon commented that this item was brought back from the last meeting so that Councilmember Livengood could be part of the process; the subcommittee had heard Councilmember Livengood's and Councilmember Gomez's earlier concerns about the Council offices and she and Mayor Esteves recommended bringing all the alternatives to the last meeting; one was to look at the possibility of moving the whole administrative wing, including the Council, up to the fourth floor; during the dialogue at the last Council meeting, Mr. Gomez said he was shocked this was coming forward; the subcommittee wanted to give the Council every different composition of space and after a lengthy dialog, Vice Mayor Dixon said she thought alternative 2 was collectively selected, which would not have the administrative staff there, and Mr. Gomez had asked for operating cost information. Vice Mayor Dixon said the space was not really designed for any particular department yet but to use the Redevelopment

funding; she was up for discussion; and it was brought to the full Council for dialogue and what it wants to see with the fourth floor.

Councilmember Livengood said that conceptually, he had no problem finishing the fourth floor and thought it was the smart thing to do; however, he thought the Council offices should also be dealt with if he was going to vote to spend more money.

Councilmember Gomez said Vice Mayor Dixon mentioned his concern and asked what she was referring to. Vice Mayor Dixon responded Councilmember Gomez said he was shocked this was even coming forward because the building had only been occupied for a few months. Councilmember Gomez said he was happy with his current office, most Councilmembers don't spend much time in their office, conference rooms were available if they have meetings, but he did have a problem spending more money to look at the option of moving everybody to the fourth floor when the paint was barely dry on the offices they now have.

Councilmember Polanski said the reason she liked the second option from the last meeting was the larger conference room and being able to work with whatever department or however the City might expand some day; she could see the necessity for larger Council offices some day but didn't see the necessity to look at that now; was looking at what would serve the citizens the best down the road; every conference room in City Hall was very small; this could also be used by the public and the City's committees and commissions, but she understood the comments and questions about why the Council had such small offices compared to everyone else.

Councilmember Livengood said that philosophically, he had a problem with putting the elected officials into very small offices and giving the staff bigger offices. Councilmember Livengood further commented that there were a lot of good reasons for bringing this item forward, most of the arguments were good, this will provide jobs, he was hoping that as staff proceeded, they would try to keep this local, in the long run it was a good idea, would provide jobs, and would save money, but the size of the Council offices was a philosophical issue for him.

Mr. Armendariz continued with his presentation reporting that the cost of the improvements was estimated at \$580,000. Mr. Armendariz reported the operation and maintenance costs for the three scenarios ranged from no additional costs to \$7,900 per year. Mr. Armendariz said staff was recommending the Council direct staff to move forward with further development of the design as well as preparation of contract documents, solicitation of bids, and the contract change order process for completion of the fourth floor and approval of a budget appropriation of \$580,000.

Councilmember Livengood asked that staff come back with an item regarding the Veterans' Memorial Park noting that he had received comments from local veterans about recognizing Veterans who served in other conflicts (in addition to World Wars I & II, Korea, and Vietnam). Vice Mayor Dixon said she would be glad to bring it to the subcommittee. Councilmember Livengood said he had some ideas to present, it could go to the subcommittee but eventually it should come back to the Council.

MOTION to:

1. Approve two purchase orders included in the contract change order summary sheet totaling \$9,185;
2. Direct staff to proceed with preparation of the contract documents, initiate the bid and change order process for completion of the 4th floor using Redevelopment Agency funding; and
3. Authorize a budget appropriation of \$580,000 from the Redevelopment Agency Tax increment for completion of the fourth floor.

M/S: Polanski, Livengood.

Councilmember Gomez said he would be supporting the motion but as he indicated at the last meeting, in these times we should be completing capital projects, especially those with minimal operating costs, because it does create jobs and we should be encouraging our neighbors to do the same thing.

VOTE ON MOTION:

Ayes: 5

**RA6.
ADJOURNMENT**

There being no further Redevelopment Agency business, Mayor Esteves adjourned the Redevelopment Agency meeting at 8:56 p.m.

Gail Blalock
Secretary/City Clerk